



## £140,000 Leasehold

MODERN ONE BEDROOM FLAT WITH NO FORWARD CHAIN! This one bedroom flat is located within the ever popular prominent building of Vista, which can be found along Fratton Way. Ideally positioned with easy access to Fratton Train Station and local amenities, we feel this will make an ideal first time purchase. The accommodation is well-presented throughout and briefly comprises; entrance hallway, fitted bathroom suite, double bedroom with built-in wardrobe, and an open plan kitchen/living room which leads out to the southerly aspect balcony. Additional benefits include gas central heating, double glazing, a large communal garden and a carpark with allocated residents and visitor spaces. Also available at 50% shared ownership, so please call the Southsea office for further details.



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## COMMUNAL ENTRANCE

Security entry system, door to:-

## COMMUNAL HALLWAY

Lift to all floors, door to apartment 34, access to communal landscaped gardens via second floor.

## ENTRANCE HALL

Doors to all rooms, radiator, carpeted, storage cupboard housing consumer unit, security entry phone.

## BATHROOM

7' 8" x 4' 11" (2.35m x 1.52m)

Shower cubicle with thermostatic mixer, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas and tiled flooring.

## BEDROOM

14' 11" x 8' 2" (4.55m x 2.51m)

Double glazed window to front elevation, carpeted, radiator, built-in wardrobes.

## KITCHEN/LOUNGE

8' 0" x 8' 0" (2.45m x 2.45m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, integral fridge/freezer, space for washing machine, electric oven and hob with extractor hood over, vinyl flooring.

## LOUNGE AREA

14' 11" x 11' 3" (4.57m x 3.45m)

Double glazed sliding door to balcony, radiator, carpeted.

## BALCONY

Enclosed by glass panels, laid to artificial lawn.

## PARKING

One allocated parking space.

## AGENTS NOTE:

## COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





# LEASE INFORMATION:



As of September 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Rendall & Rittner.

**Balance of Lease:** 109 years remaining.

**Ground Rent Charges:** Included within service charge.

**Ground Rent Review Period:** N/A.

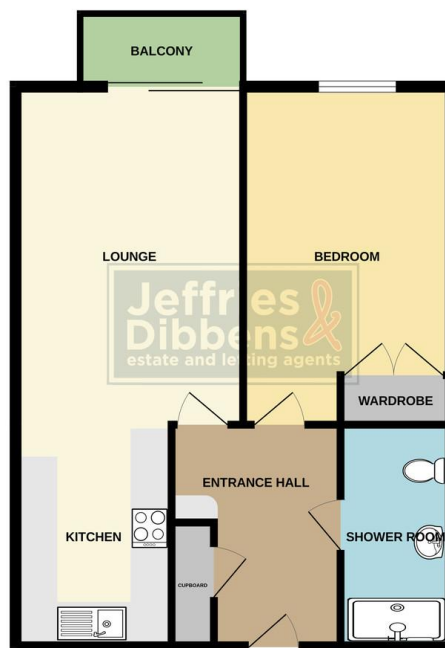
**Maintenance/Service Charges:** £2,247.48 (£187.29 per month).

**Maintenance /Service Charges Review Period:** Annually in February.

**Building Insurance:** Included within service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## OFFICE ADDRESS

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## OFFICE DETAILS

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